



GAIL FARBER, Director

## COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

May 29, 2012

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

### ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

59 May 29, 2012

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**GRANT OF EASEMENT  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
TO THE CITY OF AZUSA  
BIG DALTON WASH - PARCELS 93GE AND 93GE.1  
SAN DIMAS WASH - PARCEL 57GE  
IN THE UNINCORPORATED AZUSA AREA  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

### **SUBJECT**

This action will allow the Los Angeles County Flood Control District to grant an easement to the City of Azusa for water pipeline purposes, over and across Big Dalton Wash and San Dimas Wash, in the unincorporated Azusa area of the County of Los Angeles.

### **IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find that this project is categorically exempt from the provisions of the California Environmental Quality Act.
2. Find the grant of easement for water pipeline purposes and the subsequent use of said easement will not interfere with the use of Big Dalton Wash and San Dimas Wash for any purposes of the Los Angeles County Flood Control District.
3. Approve the grant of easement for water pipeline purposes from the Los Angeles County Flood Control District to the City of Azusa, over and across Big Dalton Wash, Parcels 93GE and 93GE.1, and San Dimas Wash, Parcel 57GE, in the unincorporated Azusa area of the County of Los Angeles

for \$9,500.

4. Instruct the Chairman of the Board of Supervisors of the Los Angeles County Flood Control District to sign the enclosed Easement document and authorize delivery to the City of Azusa.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to obtain approval from your Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to allow the LACFCD to grant an easement for water pipeline purposes, over and across Big Dalton Wash and San Dimas Wash, in the unincorporated Azusa area of the County of Los Angeles (County) to the City of Azusa (City). The City requested the easement as part of its Coney Avenue Water Main Replacement project.

#### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1) and Fiscal Responsibility (Goal 2). The revenue received from this transaction will help promote fiscal responsibility for the operation and maintenance of flood control facilities. This transaction allows for the improvement of utility services to the area, thereby improving the quality of life for residents of the City and County.

#### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The City paid a total of \$9,500 for the easement, which represents the fair market value. This amount has been deposited into the Flood Control District Fund.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The easement will run parallel along Lark Ellen Avenue as it crosses both Big Dalton Wash and San Dimas Wash in the unincorporated Azusa area of the County.

The grant of easement is authorized by Section 2, paragraph 13, of the Los Angeles County Flood Control Act. This Section provides as follows: "Said Los Angeles County Flood Control District hereby declared to be a body corporate and politic, and as such shall have the power...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors said property, or any interest therein or part thereof, is no longer required for the purposes of said district or may be leased for any purpose without interfering with the use of the same for the purposes of said district..."

The grant of easement is not considered adverse to LACFCD's purposes and will not hinder the use of the flood control channels for possible transportation, utility, or recreational corridors. Moreover, the Easement document reserves paramount rights for LACFCD purposes.

County Counsel approved the Easement document as to form and, subsequent to your action on this matter, the document will be recorded.

**ENVIRONMENTAL DOCUMENTATION**

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15302(c) of the CEQA guidelines and Class 2 of the Environmental Reporting Procedures and Guidelines adopted by your Board on November 17, 1987. These exemptions provide for the replacement or reconstruction of existing water systems.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

This action allows for the joint use of the LACFCD's right of way without interfering with the primary mission of the LACFCD.

**CONCLUSION**

Please return one adopted copy of this letter and the executed original Easement document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The signature is written in a cursive, flowing style.

GAIL FARBER

Director

GF:SGS:hp

Enclosures

c: Auditor-Controller (Accounting Division - Asset  
Management)  
Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office

DUPLICATE

RECORDING REQUESTED BY  
AND MAIL TO:

City of Azusa  
213 East Foothill Boulevard  
Azusa, CA 91702  
Attention Chet F. Anderson

*Space Above This Line Reserved for Recorder's Use*

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT  
TO SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION  
27383 OF THE GOVERNMENT CODE.

Assessor's Identification Numbers:  
8410-035-913 and 914 (Portions)  
8419-001-901 (Portion)

## EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic (hereinafter referred to as DISTRICT), does hereby grant to the CITY OF AZUSA, a municipal corporation (hereinafter referred to as CITY), an easement for water pipeline and appurtenant structures in, on, under, and across the real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Subject to all matters of record and to the following reservation and conditions, which CITY by the acceptance of this Easement and/or the exercise of any of the rights granted herein agrees to keep and perform, viz:

1. DISTRICT reserves the paramount right to use said land for flood control purposes.
2. CITY agrees that it will not perform or arrange for the performance of any construction or reconstruction work in, on, under, and across the land herein described until the plans and specifications for such construction or reconstruction work shall have first been submitted to and been approved in writing by the Chief Engineer of the Los Angeles County Flood Control District. Such approval by DISTRICT shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness, or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any reason whatsoever. DISTRICT does not accept ownership or responsibility for the improvements.

3. CITY shall indemnify, defend, and save harmless DISTRICT, its officers, agents, and/or employees, from any and all claims, demands, liability, loss, damage, or expense to which DISTRICT, its officers, agents, and employees may be subjected as the result of any act or omission by CITY, its officers, agents, employees, or contractors arising out of the exercise by CITY, its officers, agents, employees, or contractors of any of the rights granted to it by this Easement document.
4. It is expressly understood that DISTRICT will not be called upon to construct, repair, maintain, or reconstruct any structure or improvement to be erected or constructed pursuant to this Easement.
5. The provisions and agreements contained in this Easement shall be binding upon CITY, its successors, and assigns.

To the extent any lawful assessment be levied pertaining to the area to which this easement applies and to the extent that the assessment is based on the structures and improvements being constructed under the authority of this easement and provided further that the assessment be levied following CITY's exercise of these easement rights to construct such structures and improvements, CITY agrees to pay on behalf of DISTRICT that part of any such assessment levied against DISTRICT, which is based on the value contributed to that area by CITY's said improvements.

Dated

May 29, 2012



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

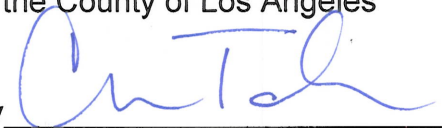
By

  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By

  
Deputy

Big Dalton Wash 93 (Azusa Light and Water)  
BIG DALTON WASH 93GE  
Includes Parcel 93GE.1  
Also includes SAN DIMAS WASH 57GE  
16-RW10 and 18-RW1.1  
S.D. 5  
Project ID: MPR0000075  
M1023008

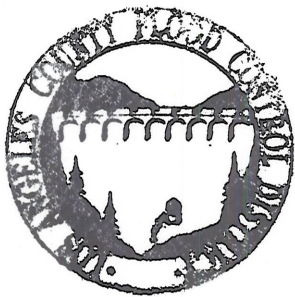


STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 29th day of May, 2012, the facsimile signature of ZEVYAROSLAVSKY, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By [Signature]  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

JOHN F. KRATTLI  
Acting County Counsel

By [Signature]  
Deputy

APPROVED as to title and execution,

\_\_\_\_\_, 20\_\_\_\_.

DEPARTMENT OF PUBLIC WORKS  
Survey/Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

#### CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant herein, dated \_\_\_\_\_, from the Los Angeles County Flood Control District, a body corporate and politic, to the City of Azusa, a municipal corporation, is hereby accepted pursuant to authority conferred by Resolution No. \_\_\_\_\_, of the City Council of the City of Azusa, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated \_\_\_\_\_

By \_\_\_\_\_

## EXHIBIT A

### **BIG DALTON WASH 93GE**

Includes: Parcel No. 93GE.1

Also includes: SAN DIMAS WASH 57GE

16-RW 10 and 18-RW 1.1

A.I.N. 8410-035-913 (Portion)

8410-035-914 (Portion)

8419-001-901 (Portion)

T.G. 598 (H3)

I.M. 144-297

S.D. 5

M1023008

### **LEGAL DESCRIPTION**

#### **PARCEL NO. 93GE** (Grant of easement for pipeline purposes):

That portion of Lot 143, Tract No. 19943, as shown on map recorded in Book 519, pages 8, 9, and 10, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, within a strip of land 10 feet wide, lying 5 feet on each side of the following described centerline:

Commencing at a point in the easterly line of the northwest quarter of Section 10, Township 1 South, Range 10 West, S.B.M., said point being distant North 0°11'50" East 235.22 feet, measured along said easterly line, from the Center of said Section 10, said easterly line also being the centerline of Lark Ellen Avenue, as said centerline is shown on map of Tract No. 18863, recorded in Book 622, pages 82, 83, and 84, of said Maps; thence at right angles from said easterly line, North 89°48'10" West 45.00 feet to a point in the westerly line of that certain parcel of land described as Part (a) in deed to COUNTY OF LOS ANGELES, recorded in Book D3339, page 604, of Official Records, in the office of said Registrar-Recorder/County Clerk, said last-mentioned point being the TRUE POINT OF BEGINNING; thence North 59°48'10" West 11.55 feet to a point in a line parallel with and 10.00 feet westerly, measured at right angles, from said westerly line; thence North 0°11'50" East, along said parallel line, a distance of 61.24 feet; thence North 60°11'50" East 11.55 feet to said westerly line.

The sidelines of the above-described 10-foot-wide strip of land shall be prolonged or shortened at angle points so as to terminate at their points of intersection

and shall be prolonged or shortened at their beginnings and ends so as to terminate in said westerly line.

Containing: 843 ± square feet

**PARCEL NO. 93GE.1** (Grant of easement for pipeline purposes):

That portion of above-mentioned Lot 143, within a strip of land 10 feet wide, lying 5 feet on each side of the following described centerline:

Commencing at a point in the southerly line of above-mentioned northwest quarter of Section 10, said point being distant North 89°58'35" West 45.00 feet, measured along said southerly line, from above-mentioned Center of Section 10, said point also being a point in the westerly line of that certain 90-foot-wide strip of land described as Part (e) in above-mentioned deed to COUNTY OF LOS ANGELES; thence South 0°26'15" West, along said westerly line, a distance of 49.28 feet to a point being hereby designated as Point "A" for the purpose of this description, said last-mentioned point also being the TRUE POINT OF BEGINNING; thence North 59°33'45" West 11.55 feet to a point in a line parallel with and 10.00 feet westerly, measured at right angles, from said westerly line; thence North 0°26'15" East, along said parallel line, a distance of 56.00 feet; thence North 45°26'15" East 14.01 feet to the westerly line of above-mentioned Part (a).

The sidelines of the last above-described 10-foot-wide strip of land shall be prolonged or shortened at angle points so as to terminate at their points of intersection and shall be prolonged or shortened at their ends so as to terminate in said westerly line of above-mentioned Part (a).

Containing: 266 ± square feet

**PARCEL NO. 57GE** (Grant of easement for pipeline purposes):

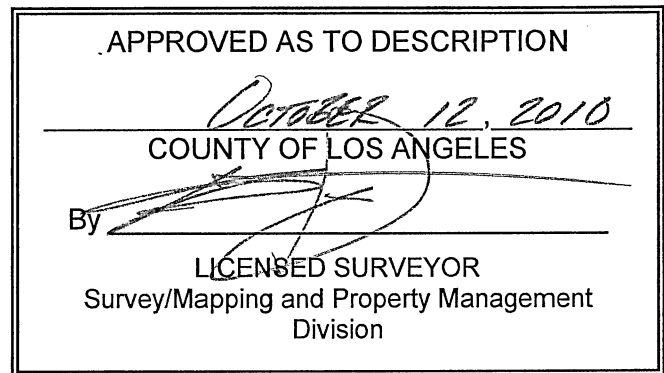
That portion of that certain parcel of land in above-mentioned Section 10, described as PARCEL 57 in a Final Order of Condemnation, had in Superior Court Case No. 627548, a certified copy of which is recorded in Book 46511, page 420, of above-mentioned Official Records, within a strip of land 10 feet wide, lying 5 feet on each side of the following described centerline:

Beginning at the above-designated Point "A"; thence North 59°33'45" West 11.55 feet to a point in a line parallel with and 10.00 feet westerly, measured at right angles, from the westerly line of above-mentioned 90-foot-wide strip of land; thence North 0°26'15" East, along said parallel line, a distance of 56.00 feet.



The sidelines of the last above-described 10-foot-wide strip of land shall be prolonged or shortened at angle points so as to terminate at their points of intersection and shall be prolonged or shortened at their beginnings so as to terminate in said westerly line.

Containing: 550 ± square feet



**EXHIBIT A**

TRACT NO. 19943

M.B. 519-8  
LACFCD (FEE)  
**BIG DALTON WASH**  
(16-RW10)  
LOT 143

LOT 143

(PARCEL NO. 93GE)  
AREA = 843± S.F.

MB 519-87010

OR D3339-604  
COUNTY OF LOS ANGELES  
Easement - Public Road  
Part (a)

(PARCEL NO. 93GE.1)  
AREA = 266± S.F.

MOST SOUTHERLY LINE OF LOT 143,  
TRACT NO. 19943, MB 519-8-10

## BIG DALTON WASH

N89°58'35"W

1/4 SECTION LINE

(PARCEL NO. 57GE)  
AREA = 550± S.F.

**SAN DIMAS WASH**  
(18-RW1.1)

(18-RW1.1)

57 { Dec. OR 46511-420  
LACFCD (FEE)

{ NORTHERLY LINE OF  
TRACT NO. 19649, MB 492 - 21 & 22


ELLEN AV

# LARK

COUNTY OF LOS ANGELES  
CITY OF COVINA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°58'35"W	45.00'
L2	S0°26'15"W	49.28'
L3	N59°33'45"W	11.55'
L4	N0°26'15"E	56.00'
L5	N45°26'15"E	14.01'
L6	N89°48'10"W	45.00'
L7	N59°48'10"W	11.55'
L8	N0°11'50"E	61.24'
L9	N60°11'50"E	11.55'

LEGEND:

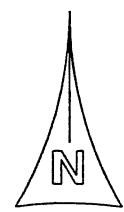
 - EASEMENT AREA

- 1/4 SECTION LINE

CITY OF COVINA  
COUNTY OF LOS ANGELES

CENTER OF SEC 10  
PER TRACT NO. 19943

OR D3339-604  
COUNTY OF LOS ANGELES  
Easement - Public Road  
Part (e)



NOT TO SCALE

## GRANT OF EASEMENT TO CITY OF AZUSA FOR PIPELINE PURPOSES